



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



July 24, 2003

**FINAL ZONING
ENFORCEMENT ORDER**
(VIA CERTIFIED MAIL)

James E. Hartl, AICP
Director of Planning

David Montoya Jr
13681 Carroll Way
Tustin CA 92780

Inspection File No.: EF981170

Dear Property Owner(s):

As you are aware, we have inspected the property located at 3560 E Cesar Chavez Ave in East Los Angeles and it disclosed the following violation(s):

- 1) **A lunch wagon is conducting its business activities on the required parking lot of the existing business.**

This is not a permitted use in zone C-3 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.28.010, 22.28.020, 22.28.180 and 22.52.1010.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$548, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violations and bring the subject property into compliance with the Los Angeles County Zoning Ordinance **within 15 days upon receipt** of this letter. Failure to correct the violations found at 3560 E Cesar Chavez Ave may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Erika Sawyer**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

[Signature]
Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:EJS/rp

cc: Margaret Pagan, Javier Martinez, East Los Angeles Building & Safety Field Office